



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Richard J. Bruckner**  
Director

June 9, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON AMENDMENT TO COUNTY CODE (TITLE 22- PLANNING AND ZONING) TO ESTABLISH THE CERRITOS ISLAND COMMUNITY STANDARDS DISTRICT TO ADDRESS RESIDENTIAL DEVELOPMENT ON UNDERSIZED LOTS (FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

The project proposes a Community Standards District (CSD) to help mitigate impacts caused by or that may be caused by residential development on existing undersized lots with limited street access; to ensure that new structures are compatible in size and scale with the existing residential neighborhood; and to establish a more rigorous review procedure for modification of standards. All new development proposals within the CSD boundary would be required to adhere to the new development standards.

**IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:**

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration;
2. Approve the recommendation of the Regional Planning Commission as reflected in the attached Cerritos Islands CSD and determine that it is compatible with and supportive of the goals and policies of the countywide General Plan; and
3. Instruct County Counsel to prepare the CSD as recommended by the Regional Planning Commission.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Cerritos Island area is part of an antiquated subdivision created prior to the establishment of modern standards for lot size and access. In recent years, residents from both the unincorporated community and neighboring City of Cerritos have expressed concern over new homes constructed on these undersized lots with limited street access, some of which were constructed to near the maximum height allowed by zoning and with reduced setbacks that were approved administratively under the County's yard modification procedure. The proposed CSD:

- Establishes standards to address neighborhood compatibility that are consistent with the historical development pattern and character of the existing residential community, such as a minimum lot size of 3,000 square feet, a 26-foot height limit, and a maximum two story limit;
- Requires the placement and design of second-story balconies and windows to minimize privacy impacts;
- Requires a CSD Modification procedure for modification requests, including requests for development on lots that do not meet the minimum lot size requirement and for reductions in building line setbacks;
- Requires that all private streets and access easements be paved to improve access for emergency responders and minimize dust impacts from driving on unimproved streets;
- Requires that all development proposals be referred to the Fire Department to ensure that future development complies with fire safety regulations; and
- Requires that all new residential buildings and building additions be equipped with automatic indoor fire-sprinklers.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The proposed CSD promotes the County's Strategic Plan goal of Service Excellence by establishing a clear set of rules and ensuring efficiency in the County's zoning code. The proposed CSD has been carefully researched and analyzed to ensure that it is protective of public health and safety and the environment, and responsive to public concerns. The proposed CSD also promotes the County's vision for improving the quality of life in Los Angeles County.

### **FISCAL IMPACT**

Implementation of the proposed ordinance will have no impact on County revenue or result in significant new costs to the Department of Regional Planning or other County departments. Adoption of this ordinance will not result in the need for additional departmental staffing.

### **OPERATING BUDGET IMPACT**

The proposed ordinance will not result in additional net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On February 2, 2010, the Board of Supervisors directed the Department of Regional Planning to prepare a Community Standards District ordinance and the appropriate environmental documentation to address overbuilding on undersized lots with limited street access in the unincorporated community of Cerritos Island, and hold a public hearing on or before April 21, 2010.

The proposed Cerritos Island CSD was developed with public input received during a community meeting held in the City of Cerritos on March 8, 2008. Additionally, staff consulted with staff from the City of Cerritos' Community Development Department to receive additional input.

The Regional Planning Commission conducted a public hearing on the proposed CSD on April 21, 2010. The Commission heard testimony from five individuals. A representative from the City of Cerritos testified in support of the CSD. One resident of the City of Cerritos testified that her main concern is safety, especially in the event of a fire. Three property owners of vacant land in the unincorporated area testified in general support of the CSD with concern over to the proposed minimum lot size requirement of 3,000 square feet, which they thought was too high. During the public hearing staff recommended additions to the proposed ordinance pertaining to privacy impacts from second story balconies, and the addition of applicability criteria. The Fire Department also recommended the addition of a provision requiring that all new buildings and building additions over 200 square feet be equipped with automatic indoor fire-sprinklers. The Commission recommended approval of the CSD by your Board, with the recommended additions proposed by staff and the Fire Department. Staff has since incorporated the additions into the draft ordinance.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65353-65356 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 65090 of the Government Code relating to notice of public hearing.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the proposed ordinance will not significantly impact County services.

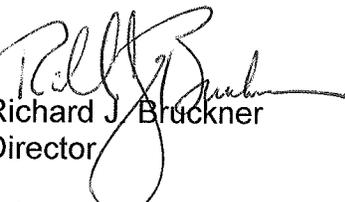
**NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS**

In compliance with California Environmental Quality Act (CEQA) Guidelines and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, an Initial Study was prepared for this project. The Initial Study showed that no significant environmental effects will occur as a result of these amendments. Therefore, a Negative Declaration was prepared in accordance with Section 15070 of the CEQA Guidelines.

A copy of the proposed Negative Declaration was transmitted to the County Clerk, the County Library in Norwalk, and the Cerritos Library for public review. In addition, public notice was published in the *Los Cerritos Community News* on March 19, 2010, pursuant to Public Resources Code Section 21092. Staff did not receive any comments on the determination.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

  
Richard J. Bruckner  
Director

RJB:RCH:SFR:LKS

Attachments:

1. Project Summary
2. Summary of Regional Planning Commission Proceeding
3. Resolution of the Regional Planning Commission
4. Recommended Ordinance for Board Adoption
5. Draft Initial Study and Negative Declaration
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Auditor-Controller  
Director, Department of Public Works  
Assessor

**Attachment 1: Project Summary**

-page intentionally left blank-

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

**PROJECT SUMMARY**

**PROJECT DESCRIPTION:** Proposed amendment to Title 22 (Planning and Zoning) to establish the Cerritos Island Community Standards District (CSD), which institutes development standards that are intended to help mitigate impacts that may be caused by residential development on existing undersized lots with limited street access; ensure that new residential structures are compatible in size and scale with the characteristics of the existing residential neighborhood; and, establish a more rigorous review procedure for modification of standards within the unincorporated community of Cerritos Island.

**REQUEST:** Adoption of the proposed amendments to Title 22; Advance Planning Case No. 2010-00002.

**LOCATION:** Cerritos Island

**STAFF CONTACT:** Ms. Susana Franco-Rogan or Ms. Lisbeth Sinclair at 213-974-6425

**RPC HEARING DATE:** April 21, 2010

**RPC RECOMMENDATION:** Hold a public hearing to consider adoption of the Negative Declaration and Cerritos Island CSD.

**MEMBERS VOTING AYE:** Rew, Valadez, Bellamy, Helsley

**MEMBERS VOTING NAY:** None

**MEMBERS ABSENT:** Modugno

**MEMBERS ABSTAINING:** None

**KEY ISSUES:** The unincorporated Cerritos Island area is a residential area characterized by legally created undersized lots and dead-end, sometimes unimproved streets. Some of the streets are privately owned and not well maintained. One of the private streets is 20 feet wide and mostly unpaved. In recent years, residents from both the unincorporated area and the

City of Cerritos have expressed concern over new homes constructed on these undersized lots, some of which were constructed to near the maximum height allowed by zoning and with reduced setbacks that were approved administratively under the County's yard modification procedure.

Specific issues related to residential development in the unincorporated community of Cerritos Island include:

- Potential public health and safety impacts from additional development on lots served by existing dead-end streets with no turnarounds, and dust impacts from driving on unimproved private streets.
- Neighborhood compatibility impacts due to new development that is incompatible in size and scale with the existing residential neighborhood.
- Inadequate review procedure for residential development on undersized lots and reduction of building line setbacks.

**MAJOR POINTS FOR:**

The proposed CSD provides community-specific development standards where current Countywide policies do not address the needs of the Cerritos Island area. To address these issues, the proposed CSD:

- Establishes standards to address neighborhood compatibility that are consistent with the historical development pattern and character of the existing residential neighborhood, such as a minimum lot size of 3,000 square feet, a 26 foot height limit, and a maximum two story limit;
- Requires the placement and design of second-story balconies and windows to minimize privacy impacts;
- Requires a CSD Modification procedure for modification requests, including requests for development on lots that do not meet the minimum lot size requirement and for reduction in building line setbacks. The CSD Modification

procedure includes an expanded burden of proof to address neighborhood compatibility and public health and safety impacts; notification of property owners within a 500 foot buffer of the CSD boundary; public comment period; and, option to refer the project to the hearing officer for a public hearing. The decision to approve or deny a CSD modification request must be based on analysis and required findings;

- Requires that all private streets and access easements be paved to improve access for emergency responders and minimize dust impacts from driving on unimproved streets;
- Requires that all development proposals be referred to the Fire Department to ensure that future development complies with fire safety regulations; and
- Requires that all new residential buildings and building additions over 200 square feet be equipped with an automatic fire-sprinkler system.

**MAJOR POINTS AGAINST:**

- Some property owners felt the proposed minimum lot size of 3,000 square feet was too high and that such a requirement would restrict their ability to develop lots that do not meet the minimum lot size.
- Some property owners felt the imposition of standards for second-story balconies could unreasonably restrict their ability to accommodate some form of outdoor space on such small building sites.
- Both unincorporated area and City of Cerritos residents expressed frustration with the lack of paving on Elmcroft Avenue, the 20-foot wide unimproved private street, and have repeatedly requested that the County improve and maintain all private streets in the unincorporated Cerritos Island area.
- During the Regional Planning Commission public hearing, the Commission expressed

concern over the lack of turnarounds on the existing dead-end streets.

## Attachment 2: Summary of Regional Planning Commission Proceeding

-page intentionally left blank-

**REGIONAL PLANNING COMMISSION  
SUMMARY OF PUBLIC HEARING PROCEEDINGS**

**PROPOSED AMENDMENTS TO COUNTY CODE TITLE 22 (PLANNING AND  
ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD)  
FOR THE UNINCORPORATED COMMUNITY OF  
CERRITOS ISLAND**

The Regional Planning Commission held a public hearing on April 21, 2010 to consider the proposed Cerritos Island Community Standards District (CSD). The proposed CSD would institute specific development standards that are intended to help mitigate the impacts that may be caused by residential development on existing undersized lots with limited street access; to ensure that new residential structures are compatible in size and scale with the existing residential neighborhood; and to establish a more rigorous review procedure for modification of standards.

Notice of the public hearing was published in the *Los Cerritos Community News* and notices were sent to every property owner in the Cerritos Island community, and to owners of property within 500 feet of the CSD boundary. The draft CSD, Initial Study and Negative Declaration were made available for review at the following locations:

- Alondra Library: 11949 Alondra Blvd., Norwalk, CA 90650
- Cerritos Library: 18025 Bloomfield Ave., Cerritos, CA 90703

**April 21, 2010**

Staff presented the proposed CSD to the Commission for its review. In addition, the Fire Department presented additional comments, which included a recommendation to add a provision requiring that all new buildings and building additions over 200 square feet be equipped with automatic indoor fire-sprinklers.

Following the Fire Department's presentation, the Commission opened the public hearing. Five people testified. A representative of the City of Cerritos testified in support of the CSD. One resident of the City of Cerritos testified that her main concern is safety, especially in the event of a fire. Three unincorporated area property owners testified in general support of the CSD but with concern over the proposed 3,000 square foot minimum lot size, which they felt was too high. One property owner felt the minimum lot size requirement meant that he could not build anything on his lot which is only 1,562.5 square feet. During the hearing, staff clarified that the proposed CSD would not prohibit development on lots that do not meet the minimum lot size requirement, but would require a CSD modification to ensure that neighborhood compatibility and potential public health and safety impacts are addressed. The Commission then held a brief discussion and asked clarification questions regarding the lack of turnarounds.

The Commission then closed the public hearing and on a 4-0 vote approved the Resolution recommending that the Board of Supervisors hold a public hearing to consider and adopt the Negative Declaration, and to consider and adopt the proposed Cerritos Island CSD along with the recommended additions as discussed at the hearing. Staff was then instructed to transmit the item to the Board of Supervisors for consideration.

**Attachment 3: Resolution of the Regional Planning Commission**

-page intentionally left blank-

**RESOLUTION  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**WHEREAS**, The Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code relating to the establishment of the Cerritos Island Community Standards District; and

**WHEREAS**, the Commission finds as follows:

1. The Cerritos Island area is part of the Fourth Supervisorial District. The community is located in southeast Los Angeles County, surrounded by the City of Cerritos to the south, east and west, and the City of Norwalk to the north.
2. The Cerritos Island area is a residential area characterized by undersized lots and narrow, sometimes unimproved dead-end streets. The area includes three 20-foot wide private streets with limited improvements.
3. The lots in the Cerritos Island area are part of an antiquated subdivision created prior to modern standards for lot size and access.
4. The historical development pattern of the area is that of one- and two-story single-family detached homes straddling multiple lots.
5. New homes have recently been constructed on single undersized lots to near the maximum height allowed by the zoning in the area, and with reduced setbacks that were approved administratively under the County's yard modification procedure, which has created dense development with little separation between structures.
6. In addition to infill development of vacant parcels, some of this new development has also included the demolition and replacement of five existing single-family homes straddling multiple lots (one house on two lots) with ten new homes (one house per lot), doubling the number of dwelling units that used to occupy the same amount of acreage.
7. Some of this new development has drawn opposition within the community and the neighboring cities.
8. In response to community concerns, the Board of Supervisors, on April 15, 2008, directed the Los Angeles County Department of Regional Planning to conduct a study to review development activity in the Cerritos Island area, including pending applications and approvals for yard modifications.

9. On May 13, 2008, the Director of Planning provided a report to the Board of Supervisors with four options including the adoption of an urgency ordinance until a CSD or other regulatory procedure is developed.
10. On June 10, 2008, the Board of Supervisors adopted Interim Urgency Ordinance No. 2008-0027U to temporarily regulate residential development in the Cerritos Island area by requiring a conditional use permit for new residential buildings and building additions that exceed 26 feet in height, and for yard modifications other than for fences or walls located within the required setbacks. The Urgency Ordinance was extended twice, once on July 22, 2008 and again on June 2, 2009. The Urgency Ordinance will expire on June 9, 2010.
11. On June 10, 2008, the Board of Supervisors also directed the Department of Regional Planning to conduct a comprehensive zoning study to review all residential properties in the Cerritos Island area to consider possible permanent zoning ordinance amendments to address residential development on undersized lots with limited access.
12. On January 11, 2010, the Director of Planning provided a zoning study to the Board of Supervisors recommending the establishment of a community standards district for the Cerritos Island area to address residential development on undersized lots with limited access.
13. On February 2, 2010, the Board of Supervisors directed the Department of Regional Planning to prepare a Community Standards District ordinance and the appropriate environmental documentation to address overbuilding on undersized lot in the unincorporated community of Cerritos Island, and hold a public hearing on the ordinance on or before April 21, 2010.
14. The intent of the proposed CSD is to help mitigate the impacts from residential development on existing undersized lots with limited access; to ensure that new structures are compatible in size and scale to the existing residential neighborhood; and, to establish a more rigorous review for modification of standards.
15. On March 8, 2010, the Department of Regional Planning held a community meeting where community members provided comments on the proposed CSD standards, expressed support for the more rigorous review procedure for modification of standards, and expressed concern over the unpaved private streets.
16. The proposed CSD requires that all development proposals within the CSD boundary be referred to the fire department to ensure that new structures comply with fire safety requirements.

17. The proposed CSD requires that all private roads and access easements be paved with concrete or asphalt to address both fire safety concerns and minimize dust impacts from driving on the unimproved road.
18. The proposed CSD includes provisions to address neighborhood compatibility, such as a minimum lot size consistent with the historical development pattern of the area, a height and story limit consistent with the existing residential neighborhood, and standards to minimize privacy impacts from second-story windows and balconies.
19. The proposed CSD requires a discretionary director's review procedure for modification of standards, with an expanded burden of proof to address health, safety, and neighborhood compatibility impacts; notification of area residents; public comment period; and option to refer the project to the hearing officer for a public hearing.
20. The proposed CSD is consistent with the purpose, intent and provisions of the General Plan and supports the following policies:

*Land Use Element, Land Use Goal:* Ensure Compatibility of Development

*Policy 7:* Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

*Policy 16:* Prohibit development of existing substandard parcels when it is determined that such development, individually or in combination with adjacent existing and/or proposed development, will significantly increase exposure to unmitigatable public health and safety impacts.

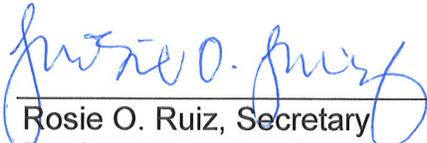
21. In compliance with the California Environmental Quality Act, an Initial Study was prepared for the project, which demonstrates that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a related Negative Declaration for this project.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends that Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code relating to establishing the Cerritos Island Community Standards District;
2. Certify the attached Negative Declaration and find that the proposed amendment will not have a significant effect on the environment; and

3. Adopt the proposed Cerritos Island Community Standards District, as recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the members of the Regional Planning Commission in the County of Los Angeles on April 21, 2010.



Rosie O. Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles

APPROVED AS TO FORM:  
OFFICE OF THE COUNTY COUNSEL

By 

ELAINE LEMKE  
Principal Deputy County Counsel

# Attachment 4: Recommended Ordinance for Board Adoption

-page intentionally left blank-

**ORDINANCE NO.** \_\_\_\_\_

An Ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to establish the Cerritos Island Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.44.110 of the Los Angeles County Code is amended to add the Cerritos Island Community Standards District as follows:

**22.44.110 List of Districts.**

The following community standards district is added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
...	...	...	...
36	Cerritos Island	_____	_____

**SECTION 2.** Section 22.44.145 is added to read as follows:

**22.44.145 Cerritos Island Community Standards District.**

A. Purpose. The Cerritos Island Community Standards District (“CSD”) is established to help mitigate impacts that are caused by, or may be caused by, cumulative residential

development on existing undersized lots with limited street access. The CSD is also established to ensure that new residential structures are compatible in size and scale with the characteristics of the existing residential neighborhood and to establish a more rigorous review procedure for modification of standards.

B. District Boundary. The boundaries of this CSD are shown on the map following this section and on file with Ordinance \_\_\_\_\_.

C. Definitions. (Reserved)

D. Community-wide Development Standards.

1. Referral to the Fire Department. Any development requiring a building permit shall be referred to the Fire Department to ensure the proposed development complies with all fire safety regulations.

2. Fire Sprinklers.

a. An interior automatic fire-sprinkler system shall be installed in all new residences and/or rebuilds.

b. An interior automatic fire-sprinkler system shall be installed throughout existing residences for additions greater than two hundred square feet, except additions to existing residences that comply will all Fire Department requirements for access and water supply as determined by the Fire Department.

E. Zone-specific Development Standards for R-1 Zone.

1. Lot Area. The minimum net lot area for one (1) single dwelling unit shall be three thousand (3,000) square feet.

2. Height. The maximum height for any R-1 zoned parcel shall be twenty six (26) feet from finish grade, except for chimneys and rooftop antennas.
3. Maximum Stories. The maximum number of stories above finish grade shall be two (2).
4. Yard Requirements. Yard requirements for any R-1 zoned parcel shall be the same as the underlying zone.
5. Second Story Windows. Second story windows shall incorporate one or more of the following techniques to maximize privacy:
  - a. offset or stagger windows facing a neighbor's window;
  - b. use clerestory windows;
  - c. use obscure glass;
  - d. use landscaping to provide a buffer between properties.
6. Balconies.
  - a. Second story balconies shall not be located or encroach into the required yard setbacks.
  - b. Second story balconies shall incorporate one or more of the following techniques to maximize privacy:
    - i. screen second story balconies from neighboring property by incorporating an enclosing wall;
    - ii. locate second story balconies so there are no direct sight lines from the balcony to the neighbor's main windows or patio areas;

- iii. incorporate screening devices such as trellises or awnings to increase privacy;
- iv. use landscaping to provide a buffer between properties
- v. use solid railings to reduce privacy impacts;
- vi. use planters along the periphery of the balcony to provide additional screening.

7. Parking.

- a. Each single-family residence shall have two covered compact automobile parking spaces.
- b. Encroachment into the front yard setback of up to six (6) feet horizontally and twelve (12) feet vertically shall be allowed for parking structures that provide parking in tandem.

8. Paved Access. All private roads or access easements abutting a parcel must be improved with a paved surface that is a minimum of twenty (20) feet wide, which must be approved by the county department of public works. The construction of improvements necessary to comply with this subsection shall be the full responsibility of the property owner.

9. Vacant Lots. Vacant lots shall be maintained free of debris, overgrown weeds, junk and garbage.

F. Area-specific Development Standards. (Reserved)

G. Modification of Development Standards.

1. Modifications Authorized. Modification of the zone-specific development standards specified in subsection E may be granted by the Director subject to the procedures and requirements specified in this section.

2. Application. The information required for filing a request for modification pursuant to this subsection G shall be the same as that for Director's review as set forth in Section 22.56.1680 except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property, and as owning property within five hundred (500) feet from the exterior boundaries of the subject property;

b. Two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels;

c. A five hundred (500)-foot ownership map drawn to a scale of one (1) inch to one hundred (100) feet indicating the location of all such properties and the owners of such properties; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice.

a. At least thirty (30) days prior to the date a decision is made, the Director shall send notice of the pending application by first-class mail to the property owners on the list provided by the applicant.

b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the Director within fourteen (14) days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one (1) or more of the findings identified in subsection G.4.a.

4. Findings.

a. The Director shall approve or deny the application pursuant to the principles and standards of Section 22.56.1690 and subject to the ability to make the following findings:

i. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties within the CSD area;

ii. That granting the request will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in subsection A; and

iii. That the size and scale of the proposed development complements existing structures in the surrounding neighborhood.

b. The Director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provide evidence that the request for modification does not meet

one (1) or more of the findings, he may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

c. The Director may refer an application to the hearing officer for consideration at a public hearing. The public hearing shall be subject to the provisions of Part 4 of Chapter 22.60. The hearing officer shall approve, conditionally approve, or deny the application pursuant to the findings identified in subsection G.4.a. The decision of the hearing officer may be appealed to the planning commission. Notwithstanding the provisions of Section 22.60.210, the decision of the commission shall be final.

5. Decision.

a. Notice.

i. When the Director approves or denies the application, or refers the application to the hearing officer, he shall send notice of the decision by certified mail to the applicant and anyone who submitted a written protest.

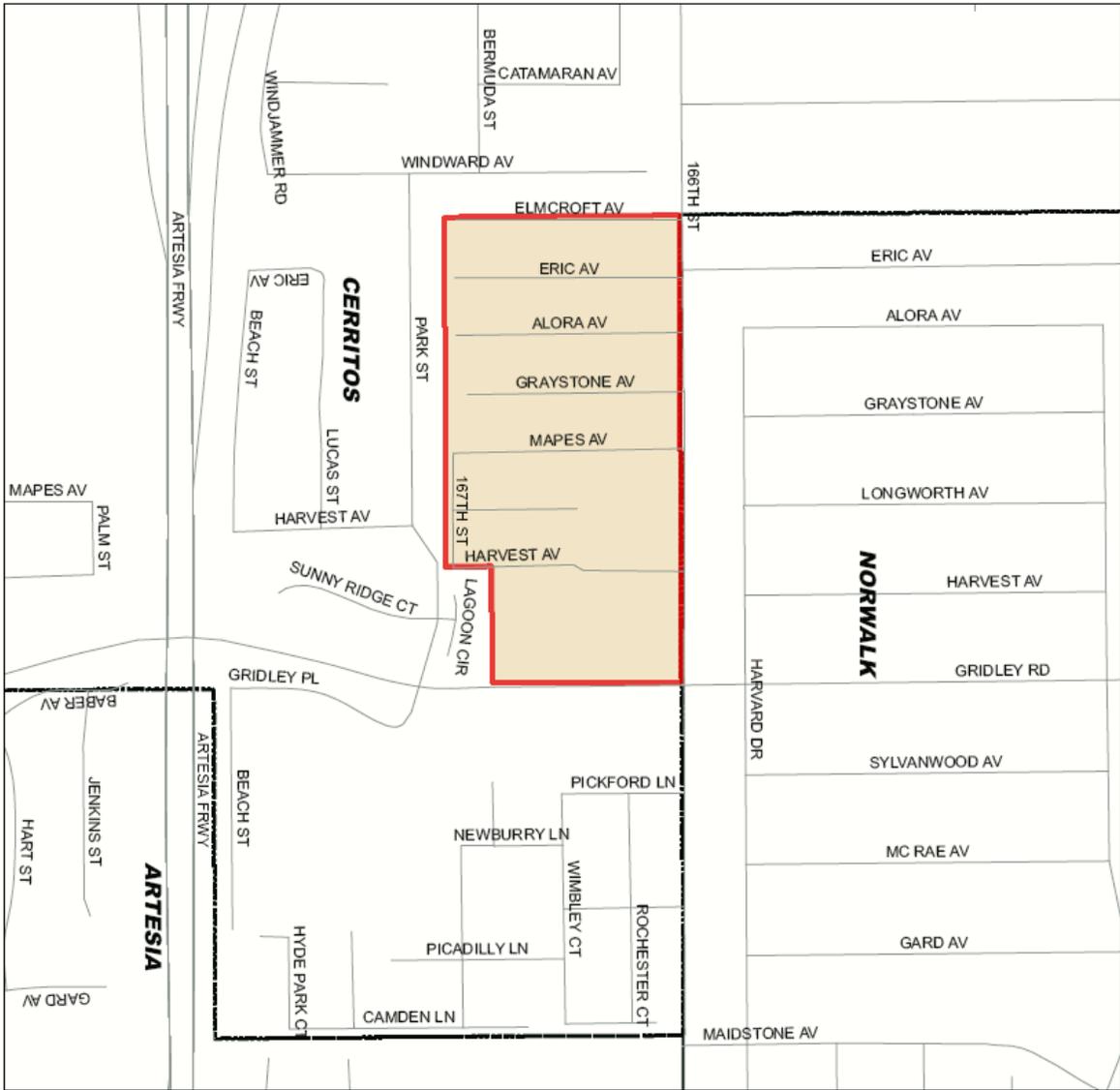
ii. If the Director approves or denies the application, the notice shall indicate that an appeal may be filed with the Commission within fourteen (14) days following the date on the notice.

b. Appeal.

i. An appeal shall be accompanied by an additional fee for a public hearing to the extent required by Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. The appeal shall be subject to the provisions of Part 4 of Chapter 22.60.

ii. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in subsection G.4.a. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

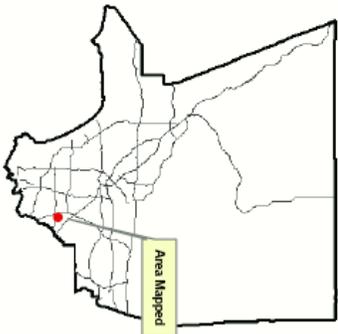
H. Applicability. The provisions of this section shall not apply to a new development project where, as of June 9, 2010, a complete application has been submitted for a conditional use permit, variance or site plan review. A project shall be considered complete if within thirty (30) days of the application submittal date, the director has not issued an incomplete letter.



**Boundary of the Cerritos Island  
Community Standards District**

- Legend:**
-  CSD Boundary
  -  City Boundary

**Key Map:**




Los Angeles County  
 Dept. of Regional Planning  
 320 W. Temple St.  
 Los Angeles, CA 90012

-page intentionally left blank-

**Attachment 5: Draft Initial Study and Negative Declaration**

-page intentionally left blank-

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CA 90012**

**NEGATIVE DECLARATION**

PROJECT NUMBER: R2010-00143 / RADVT201000002 / RENVT201000009

1. DESCRIPTION: The project is a proposal for a Community Standards District (CSD) zoning ordinance intended to mitigate the impacts that may be caused by future residential development on existing undersized lots with limited street access in the unincorporated community of Cerritos Island. The proposed CSD will establish additional development standards, such as minimum lot size and maximum height to ensure that future residential development is compatible in size and scale to the existing residential neighborhood, and require referral to the fire department to ensure that new residential structures address potential fire safety concerns. The proposed CSD will also require a discretionary director's review procedure for modification of standards. The proposed CSD ordinance is regulatory in nature and does not propose uses or densities beyond what is currently allowed under the existing General Plan and County Zoning Ordinance.
  
2. LOCATION: Unincorporated community of Cerritos Island
  
3. PROPONENT: Los Angeles County Department of Regional Planning
  
4. FINDINGS OF NO SIGNIFICANT IMPACTS:  
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
  
5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET,  
LOS ANGELES, CA 90012

PREPARED BY: Susana Franco-Rogan  
Principal Regional Planning Assistant

DATE: March 18, 2010





**\*\*\*\*\* INITIAL STUDY \*\*\*\*\***

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

**Map Date:** March 11, 2010                      **Staff Member:** Susana Franco-Rogan  
**Thomas Guide:** 736                                **USGS Quad:** Whittier

**Location:** *The Cerritos Island Community Standards District is located in southeast Los Angeles County, northeast of the intersection of the 605 and 91 Freeways. The CSD area is bounded by 166<sup>th</sup> Street to the north, Gridley Road to the east, 167<sup>th</sup> Street to the south, and Elmcroft Avenue to the west. The CSD area is surrounded by the City of Cerritos on its south, east and west sides, and the City of Norwalk on the north side.*

**Description of Project:** *The project is a proposal for a Community Standards District (CSD) zoning ordinance intended to mitigate the impacts that may be caused by future residential development on existing undersized lots with limited street access in the unincorporated community of Cerritos Island. The proposed CSD will establish additional development standards (minimum lot size, height limit, etc) and review requirements (referral to fire department) for single-family residential development to ensure that future residential development addresses fire safety concerns, and to ensure that new structures are compatible in size and scale to the existing residential neighborhood. The CSD will also require a discretionary director’s review procedure for modification of standards. The proposed project is regulatory in nature and will not result in additional residential development than is currently allowed under the existing General Plan and County Zoning Ordinance.*

**Gross Acres:** *Approximately 19 acres*

**Environmental Setting:** *The unincorporated community of Cerritos Island is a suburban community bounded by the City of Cerritos to the south, east and west, and the City of Norwalk to the north. The area is primarily characterized by the presence of urban-density single-family residence along narrow dead-end streets. The area also includes two religious facilities and one multi-family development. Surrounding land uses include suburban-density single-family residential uses to the north, south and west. Directly east of the project area is an electricity substation and multi-family residences. Cerritos College is located directly north of the project area. The project area is generally flat.*

**Zoning:** R-1, R-2

**General Plan:** 1 (Low Density Residential).

**Community/Area wide Plan:** n/a

**Major projects in area:**

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
R2008-02103/CUP 2008-00164	Request modification of setback requirements for a new single-family home on currently vacant land pursuant to Urgency Ordinance No. 2008-00278.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- |   |  |
|---|--|
| <input type="checkbox"/> None   | <input type="checkbox"/> Coastal Commission      |
| <input checked="" type="checkbox"/> LA Regional Water Quality Control Board                                 | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board<br>(Check if septic system proposed) |  |

Trustee Agencies

- |  |                                      |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> None     | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game |                                      |

Special Reviewing Agencies

- |   |   |
|---|---|
| <input type="checkbox"/> None                               | <input checked="" type="checkbox"/> ABC School District       |
| <input type="checkbox"/> National Parks                     | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> National Forest                    | <input type="checkbox"/> Water District                       |
| <input type="checkbox"/> Edwards Air Force Base             | <input checked="" type="checkbox"/> City of Norwalk           |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input checked="" type="checkbox"/> City of Cerritos          |
| <input type="checkbox"/> Other                              |   |

Regional Significance

- |  |  |
|--|--|
| <input type="checkbox"/> None          | <input type="checkbox"/> Water Resources             |
| <input type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |

Air Quality

County Reviewing Agencies

- Subdivision Committee
- Sanitation Districts
- DPW: Land Development Division
- Fire : Planning Division
- DHS:

- Sheriff Department
- Department of Public Health
- Department of Parks and Recreation

<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY (See individual pages for details)</b>				
		Less than Significant Impact/No Impact				
		Less than Significant Impact with Project Mitigation				
		Potentially Significant Impact				
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Potential Concern</b>
<b>HAZARDS</b>	1. Geotechnical	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>RESOURCES</b>	1. Water Quality	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>SERVICES</b>	1. Traffic/Access	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	29	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	30	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>OTHER</b>	1. General	32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	37	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. As needed, future applicants will agree to modification of each of their projects so that they will not have a significant effect on the physical environment. The modifications to mitigate potential impacts are identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as “significant”.

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Susana Franco-Rogan Date: March 18, 2010

Approved by: Rose Hamilton Date: March 18, 2010

Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## **HAZARDS - 1. Geotechnical**

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project located in an active or potentially <b>active fault zone</b>, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?  <i>The CSD planning area is not located in an active or potentially active fault zone or Seismic Hazard Zone (California Geological Survey, Los Angeles County Safety Element – Fault Rupture Hazards &amp; Seismicity Map)</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area containing a <b>major landslide(s)</b>?  <i>The CSD planning area is not located in a Landslide Zone (Source: California Geological Survey)</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area having <b>high slope instability</b>?  <i>Source: The California Geological Survey  The CSD planning area is not located in a Landslide Zone (California Geological Survey)</i></p>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site subject to high <b>subsidence, high groundwater level, liquefaction, or hydrocompaction</b>?  <i>The CSD planning area is located in a Liquefaction Zone. (California Geological Survey, California Seismic Hazard Zones Map)</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed project considered a <b>sensitive use</b> (school, hospital, public assembly site) located in close proximity to a <b>significant geotechnical hazard</b>?  <i>The proposed CSD zoning ordinance establishes additional development standards and review requirements for single-family residential development within the Cerritos Island community. Any development that is considered a sensitive use is not being regulated by the proposed ordinance.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project entail <b>substantial grading</b> and/or alteration of topography including <b>slopes of over 25%</b>?  <i>Grading will not be required by the proposed CSD zoning ordinance. Future development subject to the ordinance may possibly require some grading although it would not involve slopes over 25% as the project area is relatively flat.</i></p>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project be located on <b>expansive soil</b>, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?  <i>Future development subject to the ordinance would require geotechnical report that includes this information as part of the building permit process.</i></p>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?  <i>N/A</i></p>

### STANDARD CODE REQUIREMENTS

- Building Code, Title 26 - Sections 110.2, 111 & 113  
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Approval of Geotechnical Report by DPW

The proposed Cerritos Island CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and does not propose new uses or densities beyond what is allowed by the County General Plan and Zoning Code. The proposed CSD will establish additional development standards and review requirements for single-family residential development within the CSD planning area to ensure that future residential structures are compatible in size and scale with the existing residential neighborhood, and to ensure that future residential structures address fire safety concerns. Any future development proposals will require appropriate review and building permits from the Department of Public Works to address potential geotechnical impacts.

---

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the <b>major drainage course</b> , as identified on USGS quad sheets by a dashed line, located on the project site? <i>The CSD planning area is not located in a major drainage course (Source: USGS Quad)</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a <b>floodway, floodplain, or designated flood hazard zone</b> ? <i>The CSD planning area is not located in a designated flood hazard zone (Source: FEMA Q3 Flood)</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high <b>mudflow</b> conditions? <i>The CSD planning area is generally flat.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high <b>erosion and debris</b> deposition from run-off? <i>The CSD planning area is generally flat.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing <b>drainage pattern</b> of the site or area? <i>Future development regulated by the CSD ordinance is not anticipated to alter the existing drainage pattern because the CSD planning area is mostly developed and has existing drainage infrastructure in place.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)? <i>n/a</i>

### STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)  
 Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Approval of Drainage Concept by DPW

The proposed Cerritos Island CSD zoning ordinance will regulate single-family residential development and does not propose uses or densities beyond what is currently allowed by the County General Plan and Zoning Code. The proposed CSD will establish additional development standards and review requirements for single-family residential development within the CSD planning area to ensure that future residential structures are compatible in size and scale with the existing residential neighborhood, and to ensure that future residential structures address fire safety concerns. Any future development proposals will include evaluation of site drainage as part the building permit process.

---

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## HAZARDS - 3. Fire

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in a <b>Very High Fire Hazard Severity Zone</b> (Fire Zone 4)?</p> <p><i>The CSD planning area is not located in a Very High Fire Hazard Severity Zone (Los Angeles County Fire Department)</i></p> <hr/>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site in a high fire hazard area and served by <b>inadequate access</b> due to lengths, width, surface materials, turnarounds or grade?</p> <p><i>The CSD planning area is not located in a Very High Fire Hazard Zone; however, the planning area is served by inadequate access due to the lack of turnarounds on dead-end streets and narrow unpaved streets.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site have <b>more than 75 dwelling units on a single access</b> in a high fire hazard area?</p> <p><i>The CSD planning area does not include areas with more than 75 dwelling units on a single access.</i></p> <hr/>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area having <b>inadequate water and pressure</b> to meet fire flow standards?</p> <p><i>The project area is not known for having inadequate water and pressure to meet fire flow standards; however, future development regulated by the CSD ordinance will receive the appropriate review for fire flow availability as part of the building permit process.</i></p> <hr/>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project located in close <b>proximity to potential dangerous fire hazard conditions/uses</b> (such as refineries, flammables, explosives manufacturing)?</p> <p><i>There are no refineries or explosive manufacturing uses within the CSD area.</i></p> <hr/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the proposed <b>use</b> constitute a potentially dangerous fire hazard?</p> <p><i>The CSD planning area is comprised of narrow, undersized lots served by dead-end streets with no turnarounds. The planning area is primarily characterized by one- and two-story houses with limited side, front and rear setbacks due to the small size of the existing lots. Increasing the number of dwelling units served by these dead-end streets may create a fire hazard due to the limited space between buildings and the potential for limited access to interior lots in the event of an emergency. However, the proposed CSD zoning ordinance includes provisions to address fire safety such as referral to the fire department for all development proposals, require paved access for all private streets and a discretionary director's review procedure for modification of standards, including building line setbacks. In addition, provisions such as larger lots and lower height limit will lower population density and minimize hazards due to additional development on dead-end streets.</i></p> <hr/>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>n/a</i></p> <hr/>

**STANDARD CODE REQUIREMENTS**

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design

Compatible Use

The CSD planning area consists of undersized parcels primarily served by narrow dead-end streets, however, the proposed CSD will establish additional development standards and review requirements for new single-family residential development to ensure that future residential structures meet fire safety requirements. In addition the proposed CSD includes provisions such as larger lots and lower height limit which will lower population density and minimize hazards due to additional development on dead-end streets.

---

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located near a <b>high noise source</b> (airports, railroads, freeways, industry)?</p> <p><i>The project area does not contain and is not near any high noise sources.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed use considered <b>sensitive</b> (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?</p> <p><i>The proposed CSD zoning ordinance does not propose new sensitive uses within the project areas. Currently, there are no schools, hospitals or senior citizen facilities within the CSD planning area. The planning area includes a church facility that includes a pre-school, however, no new developments are proposed near the church facility.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project substantially increase <b>ambient noise levels</b> including those associated with <b>special equipment</b> (such as amplified sound systems) or <b>parking areas</b> associated with the project?</p> <p><i>The proposed CSD zoning ordinance establishes additional development standards, such as larger lots and height limit, within the community of Cerritos Island. Such development standards could reduce ambient noise levels.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project result in a substantial temporary or periodic increase in <b>ambient noise levels</b> in the <b>project vicinity</b> above levels without the project?</p> <p><i>The proposed CSD zoning ordinance establishes additional development standards, such as larger lots and lower height limit, within the community of Cerritos Island. Such development standards could reduce ambient noise levels.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>n/a</i></p>

### STANDARD CODE REQUIREMENTS

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
- Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

#### MITIGATION MEASURES

Lot Size

#### OTHER CONSIDERATIONS

Project Design

Compatible Use

The proposed CSD will establish additional development standards for residential development such as larger lots and lower height limit which could reduce ambient noise levels. Future development subject to the proposed ordinance would also be subject to the County's noise ordinance.

---

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area having known <b>water quality problems</b> and proposing the use of <b>individual water wells</b>?</p> <p><i>Properties in the CSD planning area are served by the City of Cerritos Water Utility. The City's water supply comes from MWD and local groundwater. There are no known water quality problems in the community of Cerritos Island. Any future development proposals will be subject to permits issued by the Department of Public Works. (Source: City of Cerritos)</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project require the use of a <b>private sewage</b> disposal system?</p> <p><i>Most of the properties within the CSD planning area are connected to public sewer lines. The properties along Elmcroft Avenue are currently connected to a private sewer line, however, the property owners are currently working to upgrade the sewer line to County standards. Future development proposals will require connection to a public sewer line prior to issuance of a building permit. (Source: Los Angeles County Department of Public Works)</i></p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>If the answer is yes, is the project site located in an area having known <b>septic tank limitations</b> due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?</p> <p><i>N/A</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project's associated construction activities significantly impact the <b>quality of groundwater and/or storm water runoff</b> to the storm water conveyance system and/or receiving water bodies?</p> <p><i>The proposed CSD ordinance does not involve construction that could significantly impact water quality and runoff. Future construction activity will be subject to environmental protection standards which restricts materials discharged into storm drains and require measures to mitigate storm-water runoff and pollution due to construction activity.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project's post-development activities potentially degrade the <b>quality of storm water runoff</b> and/or could post-development <b>non-storm water discharges</b> contribute potential pollutants to the storm water conveyance system and/or receiving bodies?</p> <p><i>The proposed CSD ordinance is regulatory in nature and does not involve construction. The proposed CSD regulates single-family residential development. Provisions such as larger lots and lower height limit, should result in lower population density, thereby reducing impacts from water runoff. Future development proposals will also be subject to the County's Green Building requirements.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>n/a</i></p>

**STANDARD CODE REQUIREMENTS**

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

- Lot Size
- Septic Feasibility Study
- National Pollutant Discharge Elimination System (NPDES) Permit
- Project Design
- Industrial Waste Permit
- Compatible Use

The proposed Cerritos Island CSD is regulatory in nature and will not increase the allowable residential density beyond what is currently allowed by the Los Angeles County General Plan and Zoning Code. The proposed CSD will establish additional development standards for residential development such as larger lots and lower height limit which should result in lower population density and should reduce impacts on water quality. Future development proposals will be subject to the County’s Low Impact Development requirements, which will reduce the amount of storm water runoff.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project exceed the State's criteria for <b>regional significance</b> (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?</p> <p><i>The proposed CSD zoning ordinance will establish additional development standards for residential development within the CSD planning area. Residential or commercial development that will exceed the State's criteria for regional significance is not being proposed.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposal considered a <b>sensitive use</b> (schools, hospitals, parks) and located near a freeway or heavy industrial use?</p> <p><i>Development that is considered a sensitive use is not proposed. The CSD planning area does not contain schools, hospitals or parks, and is not near a heavy industrial use.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project increase local <b>emissions</b> to a significant extent due to increased <b>traffic congestion</b> or use of a parking structure or exceed AQMD thresholds of potential significance?</p> <p><i>The CSD zoning ordinance does not propose any use or density beyond what is currently allowed by the County General Plan and Zoning Code. The proposed CSD contains provisions such as minimum lot size and maximum height that may reduce population density and thereby minimize an increase in local emissions from population increase due to future development.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project generate or is the site in close proximity to sources that create obnoxious <b>odors, dust, and/or hazardous emissions</b>?</p> <p><i>The CSD planning area contains one unimproved street which generates dust emissions from driving on that unimproved street. The proposed CSD requires that private streets be paved which should reduce dust impacts from driving on the unimproved road.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project conflict with or obstruct implementation of the applicable <b>air quality plan</b>?</p> <p><i>The CSD zoning ordinance does not propose any use or density beyond what is currently allowed by the County General Plan and Zoning Code and would therefore not conflict or obstruct implementation of the applicable air quality plan.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project violate any <b>air quality standard</b> or contribute substantially to an existing or projected <b>air quality violation</b>?</p> <p><i>The CSD zoning ordinance does not propose any use or density beyond what is currently allowed by the County General Plan and Zoning Code. There are only 17 vacant parcels remaining in the planning area. Future development regulated by the CSD ordinance will not introduce a significant number of new dwelling units, and therefore not contribute substantially to an existing or projected air quality problem.</i></p>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project result in a cumulatively considerable <b>net increase of any criteria pollutant</b> for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?</p>

*The CSD zoning ordinance does not propose any use or density beyond what is currently allowed by the County General Plan and Zoning Code. There are only 17 vacant parcels remaining in the CSD planning area. Future development regulated by the CSD will not introduce a significant number of new dwelling units, and therefore not result in a cumulatively considerable net increase in criteria pollutant.*

h.    Other factors?

*n/a*

### STANDARD CODE REQUIREMENTS

State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

**MITIGATION MEASURES**

Project Design

**OTHER CONSIDERATIONS**

Air Quality Report

*The proposed Cerritos Island CSD zoning ordinance is regulatory in nature and will not increase the residential density currently allowed under the Los Angeles County General Plan and Zoning Code. The proposed CSD will require paved access for new residential development which should result in minimizing dust impacts from driving on the unpaved road.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## RESOURCES - 3. Biota

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located within a <b>Significant Ecological Area (SEA)</b>, SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?</p> <p><i>The proposed CSD planning area is not located within a SEA, SEA Buffer or coastal ESHA. The planning area is predominantly built-out with 17 remaining vacant parcels totaling .98 acres. The vacant parcels are dominated by weeds.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will grading, fire clearance, or flood related improvements remove substantial <b>natural habitat areas</b>?</p> <p><i>The CSD planning area is primarily developed. There are no natural habitat areas within the CSD planning area.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is a <b>drainage course</b> located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral <b>river, stream, or lake</b>?</p> <p><i>The CSD planning area does not include a drainage course.</i></p> <hr/>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain a <b>major riparian or other sensitive habitat</b> (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?</p> <p><i>The CSD planning area does not contain any major riparian or other sensitive habitat.</i></p> <hr/>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain <b>oak or other unique native trees</b> (specify kinds of trees)?</p> <p><i>The CSD planning area does not contain oak or other unique native trees.</i></p> <hr/>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site habitat for any known <b>sensitive species</b> (federal or state listed endangered, etc.)?</p> <p><i>According to the Natural Diversity Database, an inventory maintained by the California Department of Fish and Game's Habitat Conservation Division, the Cerritos Island area is not a habitat for any known federal or state listed endangered species.</i></p> <hr/>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors (e.g., wildlife corridor, adjacent open space linkage)?</p> <hr/>

**MITIGATION MEASURES**

Lot Size

ERB/SEATAC Review

**OTHER CONSIDERATIONS**

Project Design

Oak Tree Permit

Biological Constraints Analysis

*The proposed CSD planning area is predominantly built-out with no naturally vegetated areas.*

---

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site in or near an area containing known <b>archaeological</b> resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?</p> <p><i>The project area does not contain oak trees or drainage courses – features indicating potential archaeological sensitivity.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain rock formations indicating potential <b>paleontological</b> resources?</p> <p><i>The project area is developed and does not include any rock formations indicating potential paleontological resources.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain known <b>historic</b> structures or sites?</p> <p><i>There are no sites on the National Register of Historic Places or California Office of Historic Preservation within the CSD planning area.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?</p> <p><i>There are no known historical or archaeological resources within the CSD planning area. The planning area is primarily built-out, with only 17 undersized vacant lots remaining. Future development subject to the ordinance will involve development of small infill parcels and/or redevelopment of existing developed parcels.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project directly or indirectly destroy a <b>unique paleontological resource</b> or site or unique geologic feature?</p> <p><i>The proposed CSD zoning ordinance does not propose any development that could directly or indirectly destroy a unique paleontological resource or site or unique feature. The planning area is a primarily built-out. Future development subject to the ordinance will involve development of small infill parcels and/or redevelopment of existing developed parcels with no know paleontological, site of unique geologic features.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>n/a</i></p>

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)  Phase 1 Archaeology Report

---

*There are no known archeological, paleontological or historic resources in project area.*

## CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## RESOURCES - 5. Mineral Resources

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known <b>mineral resource</b> that would be of value to the region and the residents of the state? <i>The CSD planning area does not contain Mineral Resources Zones or oil reserves as defined by the State of California.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>The CSD planning area does not contain Mineral Resource Zones or oil reserves as defined by the State of California.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>n/a</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

*The CSD planning area does not contain Mineral Resource Zones or oil reserves as defined by the State of California.*

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project convert <b>Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland)</b>, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?</p> <p><i>No identified Farmland exists within the CSD planning area (Farmland Mapping and Monitoring)</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project conflict with existing zoning for agricultural use, or a <b>Williamson Act</b> contract?</p> <p><i>The project does not change zoning, and no Williamson Act contracts exists in the project area.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project involve other changes in the existing environment that due to their location or nature could result in <b>conversion of Farmland</b>, to non-agricultural use?</p> <p><i>No identified Farmland exists in the project area.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>n/a</i></p>

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

*The CSD planning area does not contain identified Farmland.*

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a <b>scenic highway</b> (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the <b>viewshed</b> ?  <i>There are no scenic highways or corridors in the project area.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct <b>views from a regional riding or hiking trail</b> ?  <i>There are no views of regional riding or hiking trails from the project area.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains <b>unique aesthetic features</b> ?  <i>The project area is primarily a developed area with few remaining small vacant lots.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use <b>out-of-character</b> in comparison to adjacent uses because of height, bulk, or other features? <i>The proposed CSD zoning ordinance does not propose any new development or use beyond what is currently allowed by the County General Plan and Zoning Code. The proposed CSD contains provisions such as minimum lot size and maximum height to ensure that new residential structures are compatible in size and scale to the existing residential neighborhood.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial <b>sun shadow, light or glare problems</b> ? <i>The project is a CSD zoning ordinance. The proposed CSD includes provisions such as minimum lot size, maximum height, and screening of balconies to reduce sun shadow, light or glare problems. In addition, the proposed CSD requires a discretionary director's review procedure for modification of standards to review impacts such as loss of light and air that may result from modification of standards.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?  <i>n/a</i>

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Visual Simulation

Compatible Use

The project is a CSD zoning ordinance to establish additional development standards to ensure that new residential structures are compatible in size and scale to the existing residential neighborhood. Proposed development standards such as minimum lot size, lower height limit, and screening of balconies, will minimize potential impacts to visual quality by limited the size of new residential structures and minimizing privacy impacts from second story balconies overlooking private yards. In addition, the CSD proposes a discretionary director's review procedure for modification of standards to ensure that requested modifications will not have visual, sun shadow, light or glare impacts on the surrounding residences.

---

## CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project contain <b>25 dwelling units or more</b> and is it located in an area with known <b>congestion problems</b> (roadway or intersections)?</p> <p><i>The project area does not have known congestion problems. The project is a CSD zoning ordinance to regulate what is currently allowed by the County General Plan and Zoning Code. The project does not propose any uses or density beyond what is currently allowed by the County General Plan and Zoning Code.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project result in any <b>hazardous traffic conditions</b>?</p> <p><i>The project is a CSD zoning ordinance to establish additional development standards for single-family residential development. The CSD planning area is primarily built out with few small vacant lots remaining. The proposed CSD does not allow uses or densities beyond what is currently allowed in the County General Plan and Zoning Code. In addition, provisions such as minimum lot size and lower height limit could lower the population density in the planning area and minimize traffic impacts.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project result in <b>parking problems</b> with a subsequent impact on traffic conditions?</p> <p><i>The project is a CSD zoning ordinance to establish additional development standards for single-family residential development. The CSD planning area is primarily built out with few small vacant lots remaining. The proposed CSD does not allow uses or densities beyond what is currently allowed in the County General Plan and Zoning Code. In addition, the proposed CSD zoning ordinance does not reduce the number of parking spaces required for single-family residential development.</i></p> <hr/>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will inadequate <b>access during an emergency</b> (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?</p> <p><i>The CSD planning area is served primarily by dead-end streets, approximately 650 feet in length with no turnarounds. The interior streets are publicly maintained, while the exterior streets remain private streets with limited to no improvements. Access to interior lots may be impeded if there is a stalled vehicle or emergency equipment blocking the open end of a dead-end street. The proposed CSD includes provisions such as larger lots and lower height limit which may reduce the population density and the number of people served by the dead-end streets. In addition, standards such as required paved access will improve emergency access.</i></p> <hr/>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the <b>congestion management program</b> (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?</p> <p><i>The proposed CSD zoning ordinance does not involve development beyond what is currently allowed, therefore no traffic thresholds will be exceeded.</i></p>

---

f.    Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?  
*The proposed CSD zoning ordinance does not propose uses that will conflict with adopted policies, plans, or programs supporting alternative transportation.*

---

g.    Other factors?  
*n/a*

---

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

*The project is a CSD zoning ordinance to establish additional development standards to ensure that new single-family residential structures are compatible in size and scale to the existing residential neighborhood, and to minimize impacts that may be caused by cumulative residential development on undersized lots with limited access. The proposed CSD does not propose uses or densities beyond what are currently allowed by the County General Plan and Zoning Ordinance. Provisions such as required paved access should improve emergency access for first responders and residents; while development standards such as larger lots and a lower height limit should result in lower population density which should minimize traffic impacts and lower the number of people served by the dead-end streets.*

---

## CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create <b>capacity problems</b> at the treatment plant? <i>The project area is served by public sewer lines. The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the <b>sewer lines</b> serving the project site? <i>The project area is served by public sewer lines. The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>n/a</i>

### STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

### MITIGATION MEASURES

### OTHER CONSIDERATIONS

*The project area is served by public sewer lines. The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. In addition, the CSD contains provisions such as minimum lot size and lower height limit which may result in lower population and minimize impacts to sewer capacity.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

### **SERVICES - 3. Education**

#### **SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create <b>capacity problems</b> at the district level?</p> <p><i>The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. The CSD planning area is primarily built-out with only 17 undersized vacant lots remaining. The proposed CSD includes provisions such as larger minimum lot size and lower height limit, which should reduce the population density and minimize impacts to school capacity.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create <b>capacity problems</b> at individual schools that will serve the project site?</p> <p><i>The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. The CSD planning area is primarily built-out with only 17 undersized vacant lots remaining. The proposed CSD includes provisions such as larger minimum lot size and lower height limit, which should reduce the population density and minimize an increase in student population in the project area.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create <b>student transportation problems</b>?</p> <p><i>The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. The CSD planning area is primarily built-out with only 17 undersized vacant lots remaining. The proposed CSD includes provisions such as larger minimum lot size and lower height limit, which should reduce the population density and minimize an increase in student population in the project area.</i></p> <hr/>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create substantial <b>library impacts</b> due to increased population and demand?</p> <p><i>The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. The CSD planning area is primarily built-out with only 17 undersized vacant lots remaining. The proposed CSD includes provisions such as larger minimum lot size and lower height limit, which should reduce the population density and minimize an increase in demand for library services in the project area.</i></p> <hr/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>n/a</i></p> <hr/>

#### **STANDARD CODE REQUIREMENTS**

- State of California Government Code – Section 53080 (School Facilities Fee)
- Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Site Dedication

The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. The proposed CSD includes development standards such as larger lots and lower height limit which may result in lower density and hence less demand for school, transportation and library services.

---

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create <b>staffing or response time</b> problems at the fire station or sheriff's substation serving the project site?</p> <p><i>The closest fire station is located at 11317 Alondra Blvd. in the City of Cerritos, approximately 1.4 miles from the CSD planning area. The closest sheriff's station is located at 18135 Bloomfield Avenue in the City of Cerritos, approximately 3.68 miles. The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. The proposed CSD includes provisions such as larger lot size and lower height limit, which should reduce the population density and minimize an increase in demand for fire and sheriff services. In addition, the proposed CSD requires paved access to improve access for emergency responders, and referral to the Fire Department to ensure that future development addresses fire safety concerns.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. The parcels and streets within the proposed CSD planning area were created in 1927 by License Surveyor Map 24-28. The interior streets are all dead-end streets with no turnarounds. Access to interior lots could be impeded if an accident, stalled vehicle, or emergency equipment were to block the open end of the dead-end street. In addition, several lots within the planning area are accessed only via 20-foot wide private streets. One of the private streets is currently unpaved; the remaining three private streets have limited improvements and are poorly maintained. The proposed CSD, however, includes provisions to address fire safety concerns, such as referral to the Fire Department for all development proposals, and requires paved access for all private streets to improve emergency access. In addition, provisions such as larger lot size and lower height limit should minimize an increase in the number of people served by the dead-end streets as a result of future development.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>n/a</i></p>

**STANDARD CODE REQUIREMENTS**

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

*The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. The proposed CSD*

will establish additional development standards to ensure that future single-family residential development addresses fire safety concerns and includes provisions such as required paved access to improve emergency access in the planning area. In addition provisions such as larger lot size and lower height limit should minimize an increase in the number of people served by the existing dead-end streets as a result of future development and hence minimize demand for fire and sheriff services.

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## **SERVICES - 5. Utilities/Other Services**

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site in an area known to have an <b>inadequate public water supply</b> to meet domestic needs or to have an inadequate ground water supply and proposes water wells?</p> <p><i>The CSD planning area is served by the City of Cerritos Water Utility. The City's water supply comes from MWD and local groundwater. According to the latest annual water quality report, there are no known water quality problems in the community. (Source: City of Cerritos)</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site in an area known to have an <b>inadequate water supply and/or pressure</b> to meet fire fighting needs?</p> <p><i>The project area is not known for inadequate water supply and/or inadequate water pressure; however, future development proposals will be subject to appropriate review to ensure there is adequate water pressure for firefighting needs. The proposed CSD requires referral to the Fire Department for all development proposals within the planning area, and project applicants must submit confirmation from the water purveyor that there is adequate water and water pressure as part of the building permit process.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create problems with providing <b>utility services</b>, such as electricity, gas, or propane?</p> <p><i>The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any other known <b>service problem areas</b> (e.g., solid waste)?</p> <p><i>The proposed CSD zoning ordinance regulates single-family residential development and does not propose uses, or densities beyond what is currently allowed by the General Plan and Zoning Code. Landfill capacity is challenged across the region; however, the proposed additional development standards, such as larger lots and lower height limit may reduce population density and demand for such services.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project result in substantial <b>adverse physical impacts</b> associated with the provision of new or physically altered <b>governmental facilities</b>, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?</p> <p><i>The proposed CSD regulates single-family residential development and does not propose uses or densities beyond what is currently allowed by the County General Plan and Zoning Code. In addition, proposed additional development standards, such as larger lots and lower height limit may reduce population density and demand for such services.</i></p>

---

f.    Other factors?  
n/a

**STANDARD CODE REQUIREMENTS**

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

- Lot Size
- Project Design
- Water Purveyor Will-serve Letter

The proposed CSD regulates single-family residential development and does not propose uses or densities beyond what is currently allowed by the County General Plan and Zoning Code. In addition, the proposed CSD will establish additional development standards such as larger lots and lower height limit which may reduce the population density within the planning area and demand for services.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of <b>energy resources</b> ?<br><i>The proposed project is a CSD zoning ordinance and does not propose new development that could result in the inefficient use of energy resources. Future single-family residential projects will be subject to the County Green Building ordinance.</i>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the <b>patterns, scale, or character</b> of the general area or community?<br><i>The proposed CSD regulates single-family residential development and does not propose uses or densities beyond what is currently allowed by the County General Plan and Zoning Code. The proposed CSD zoning ordinance intends to preserve the development pattern, scale and character of the existing residential neighborhood by requiring a minimum lot size and maximum height consistent with the existing residential neighborhood.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of <b>agricultural land</b> ?<br><i>The project area does not contain any agricultural land use designations or zoning nor does the project area contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</i>  |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?<br><i>n/a</i>   |

### STANDARD CODE REQUIREMENTS

California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

*The proposed Cerritos Island CSD zoning ordinance will regulate the development of what is currently allowed by the County General Plan and Zoning Code. The project does not propose changes to land use categories or zoning. The proposed CSD will establish additional development standards, such as a minimum lot size and lower height limit, to ensure that future single-family residential development is compatible with the community's existing development pattern. The proposed CSD will also require a discretionary director's review procedure for modification of standards, to address, among other things, neighborhood compatibility.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are any <b>hazardous materials</b> used, transported, produced, handled, or stored on-site?</p> <p><i>There are no major industrial uses in the project area, and the proposed CSD zoning ordinance does not involve development projects that will include the use, transport, production, handling, or storage of hazardous materials.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are any <b>pressurized tanks</b> to be used or any hazardous wastes stored on-site?</p> <p><i>The proposed CSD zoning ordinance does not propose uses or development projects that use pre pressurized tanks or store hazardous wastes on-site.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are any <b>residential units, schools, or hospitals located within 500 feet</b> and potentially adversely affected?</p> <p><i>The proposed CSD regulates single-family residential development and does not propose uses or densities beyond what is currently allowed by the County General Plan and Zoning Code. The surrounding land uses within 500 feet of the planning area include mostly residential, as well as two church facilities and a parking lot for Cerritos College. The proposed CSD zoning ordinance intends to preserve the development pattern, scale and character of the existing residential neighborhood by requiring a minimum lot size and maximum height consistent with the existing residential neighborhood. In addition, the proposed CSD includes provisions such as no window to window or balcony alignment to minimize privacy impacts to adjoining properties.</i></p> <hr/>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Have there been previous uses that indicate <b>residual soil toxicity</b> of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?</p> <p><i>There are no major industrial or commercial uses in the CSD planning are, and no known residual soil toxicity or groundwater contamination.</i></p> <hr/>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project create a significant hazard to the public or the environment involving the accidental <b>release of hazardous materials</b> into the environment?</p> <p><i>The proposed CSD zoning ordinance does not include changes to the current residential land use category or R-1 zoning, and would not allow new uses that may involve the accidental release of hazardous materials.</i></p> <hr/>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project emit <b>hazardous emissions</b> or handle hazardous materials, substances, or waste within <b>one-quarter mile of an existing or proposed school</b>?</p> <p><i>The proposed CSD zoning ordinance does not include changes to the current residential land use category or R-1 zoning, and would not allow new uses that may emit hazardous emissions or handle hazardous materials.</i></p> <hr/>

- 
- g.    Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant **hazard to the public or environment**?  
*The Cerritos Island community does not include any hazardous materials sites as listed in the Department of Toxic Substances Control EnviroStar Database.*
- 
- h.    Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a **private airstrip**?  
*The Cerritos Island community is not located within an established airport influence area, nor is it located within two miles of a public or public use airport, or within the vicinity of a private airstrip.*
- 
- i.    Would the project impair implementation of or physically interfere with an **adopted emergency response plan or emergency evacuation plan**?  
*Future development regulated by the proposed CSD zoning ordinance would not impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan. The proposed CSD requires paved access which will improve access to emergency responders, and require referral to the Fire Department which will ensure fire safety concerns are addressed.*
- 
- j.    Other factors?  
*n/a*
- 

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Phase 1 Environmental Assessment

Toxic Clean-up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Can the project be found to be <b>inconsistent with the plan designation(s)</b> of the subject property?</p> <p><i>The proposed CSD zoning ordinance regulates single-family residential development consistent with the current residential land use designation. The project does not propose any changes to the land use category in the project area.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Can the project be found to be <b>inconsistent with the zoning designation</b> of the subject property?</p> <p><i>The proposed CSD zoning ordinance regulates single-family residential development, a permitted use in the current R-1 zoning designation. The project does not propose any changes to the zoning designations in the project area.</i></p> <hr/>
c.				<p>Can the project be found to be inconsistent with the following applicable <b>land use criteria</b>:</p> <p><input type="checkbox"/> Hillside Management Criteria?</p> <p><input type="checkbox"/> SEA Conformance Criteria?</p> <p><input type="checkbox"/> Other?</p> <hr/> <p><i>n/a</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project <b>physically divide</b> an established community?</p> <p><i>Future development regulated by the proposed CSD would not physically divide the Cerritos Island community. The proposed CSD includes provisions, such as minimum lot size and lower height limit to ensure future single-family residential development is compatible in size and scale to the existing residential neighborhood. In addition, the proposed CSD requires a discretionary director's review procedure for modification of standards to address, among other thing, neighborhood compatibility.</i></p> <hr/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <p><i>n/a</i></p>

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

*The proposed project is a CSD zoning ordinance that is regulatory in nature and includes provisions such as minimum lot size and lower height limit to ensure future single-family residential development is compatible in size and scale to the existing residential neighborhood. The proposed CSD requires a discretionary director's review procedure for modification of standards to address, among other thing, neighborhood compatibility. The proposed project does not introduce any new land uses beyond what is currently allowed by the County General*

Plan and Zoning Code, nor does the proposed project change the current land use designations or zoning within the project area.

---

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project cumulatively exceed official regional or local <b>population projections</b>?</p> <p><i>The project is a CSD zoning ordinance and does not propose changes to land use or zoning in the project area that could increase population density, or impact regional or local population projections.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project induce substantial <b>direct or indirect growth</b> in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?</p> <p><i>The proposed CSD regulates single-family residential development and does not propose uses or densities beyond what is currently allowed by the County General Plan and Zoning Code. In addition, proposed additional development standards, such as larger lots and lower height limit may reduce population density in the planning area.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project <b>displace existing housing</b>, especially affordable housing?</p> <p><i>The proposed CSD regulates single-family residential development and does not propose uses beyond what is currently allowed by the County General Plan and Zoning Code, therefore, future development regulated by the CSD zoning ordinance would not displace existing housing.</i></p> <hr/>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project result in substantial <b>job/housing imbalance</b> or substantial increase in <b>Vehicle Miles Traveled (VMT)</b>?</p> <p><i>The proposed CSD regulates single-family residential development and does not propose uses beyond what is currently allowed by the County General Plan and Zoning Code. Future development regulated by the CSD ordinance would not change the mix of housing and commercial uses and would therefore not result in a substantial job/housing imbalance. In addition, the CSD ordinance contains provisions, such as larger lot size and lower height limit which may result in lower population density and thereby minimize an increase in VMT.</i></p> <hr/>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project require new or expanded <b>recreational facilities</b> for future residents?</p> <p><i>The proposed CSD regulates single-family residential development and does not propose uses beyond what is currently allowed by the County General Plan and Zoning Code. In addition, the proposed CSD includes provisions such as larger lots and height limit that may reduce population density within the project area and hence minimize an increase in demand for recreational facilities due to future development.</i></p> <hr/>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project <b>displace</b> substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p>

g.

*The proposed CSD zoning ordinance establishes development standards for single-family residential development in the Cerritos Island community. The project does not propose new development or redevelopment that could displace people.*

---

Other factors?

*n/a*

---

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

*The proposed Cerritos Island zoning ordinance will not create additional development beyond what is currently allowed, but will establish additional development standards to ensure that future single-family residential development is compatible with the existing residential neighborhood. The proposed standards will not cause displacement, or induce growth. The project does not propose changes to the land use policy maps that could result in population increases.*

---

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the <b>quality of the environment</b>, substantially reduce the <b>habitat</b> of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a <b>plant</b> or <b>animal</b> community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California <b>history</b> or prehistory?</p> <p><i>The proposed CSD zoning ordinance will establish development standards and require a discretionary director's review procedure for modification of standards to ensure that future single-family residential development within the planning area is compatible with the existing residential community, and to ensure that new residential structures meet fire safety and emergency access requirements. The CSD planning area is predominantly developed with single-family residences with no natural vegetation or wildlife habitat areas. Future residential development will not impact natural habitats or threaten to eliminate or reduce the number of any plant or animal community, or eliminate important examples of the major periods of California history or prehistory.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible <b>environmental effects that are individually limited but cumulatively considerable</b>? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><i>The proposed CSD zoning ordinance will establish development standards to ensure that future single-family residential development within the planning area is compatible with the existing residential community, and to ensure that new residential structures address fire and safety concerns. The proposed CSD does not propose any uses or densities beyond what is currently allowed by the County General Plan and Zoning Code. Furthermore, the project area is predominantly built-out, with only 17 vacant parcels remaining. Future single-family residential development in the planning area will be subject to provisions such as larger lots and a discretionary review procedure for modification of standards which may lower the number of potential additional dwelling units. Lowering the number of new dwelling units served by the dead-end streets will lessen the cumulative impact of new residential development on emergency access and fire safety. In addition, provisions such as referral to the fire department and paved access for all private streets will ensure that cumulative impacts of future single-family residential development are minimized.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial <b>adverse effects on human beings</b>, either directly or indirectly?</p>

*The proposed CSD zoning ordinance will establish development standards to ensure that future single-family residential development meets fire safety and emergency access requirements. Future residential development in the planning area will be minimal, only 17 vacant lots remain. Provisions such as minimum lot size and a discretionary review procedure for modification of standards, will serve as an incentive to consolidate parcels and potentially result in a lower number of new dwelling units. Lowering the number of new dwelling units served by the narrow dead-end streets will reduce the number of people at risk in the event of an emergency. In addition, provisions such as referral to the fire department and paved access for all private streets will ensure that new residential development complies with fire safety and emergency access requirements, thereby improving emergency response to the project area.*

---

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## Attachment 6: Sample Legal Notice of Board Hearing

-page intentionally left blank-

**COUNTY OF LOS ANGELES  
NOTICE OF PUBLIC HEARING  
ON PROPOSED AMENDMENTS TO TITLE 22 (PLANNING AND ZONING)  
OF THE LOS ANGELES COUNTY CODE**

**CERRITOS ISLAND COMMUNITY STANDARDS DISTRICT (CSD):**

The objective of the CSD is to establish new development standards that are intended to: help mitigate impacts that may be caused by residential development on existing undersized lots with limited street access; ensure that new residential structures are compatible in size and scale with the characteristics of the existing residential neighborhood; and, establish a more rigorous review procedure for modification of standards within the unincorporated community of Cerritos Island.

**NOTICE IS HEREBY GIVEN** that the Regional Planning Commission of the County of Los Angeles has recommended approval of an ordinance to establish a Community Standards District (CSD) for the unincorporated community of Cerritos Island.

**NOTICE IS ALSO HEREBY GIVEN** that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on June 9, 2010** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Ms. Susana Franco-Rogan or Ms. Lisbeth Sinclair between 7:30 a.m. and 5:30 p.m. Monday through Thursday or via email to [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov).

Project materials will also be available on the Department of Regional Planning website at <http://planning.lacounty.gov/ord/pending>.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment.

“ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.”

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-6425.

---

SACHI A. HAMAI  
EXECUTIVE OFFICER-CLERK OF  
BOARD OF SUPERVISORS

-page intentionally left blank-

## Attachment 7: List of Persons to be Notified

-page intentionally left blank-

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

**LIST OF PERSONS TO BE NOTIFIED**

The *List of Persons to Be Notified* has been submitted to the Executive Office of the Board of Supervisors.